



## ORDINANCE 15-13

### AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF ELIZABETH KNOWN AS THE RITORO PROPERTY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF  
ELIZABETH, COLORADO, THAT:

Section 1.     Findings of Fact.

- A.     The Town desires to rezone certain property within the Town of Elizabeth, Colorado by amending the Planned Unit Development (PUD) through the adoption of an amended Development Plan and Design Guide for the Ritoro Property (the "Property").
- B.     Public notice has been given of such rezoning pursuant to Section 16-4-10 of the Town of Elizabeth Municipal Code more than fifteen (15) days in advance of the public hearing which was conducted by the Board of Trustees on December 22<sup>nd</sup> 2015.
- C.     A need exists for rezoning the Property by amending the Planned Unit Development (PUD) pursuant to Sections 16-1-130 and 16-1-180 of the Town of Elizabeth Municipal Code.

Section 2.     The Property is hereby rezoned to Planned Unit Development (PUD) according to the amended Development Plan and the Design Guide attached as **Exhibit A**, and incorporated herein by this reference, which shall be the Development Plan and Design Guide for the Property upon the effective date of this Ordinance.

Section 3.     The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change for the Property.

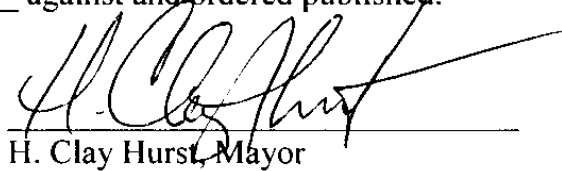
Section 4.     Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5.     The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. This Ordinance shall become effective thirty (30) days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 22 day of DECEMBER, 2015.

Passed by a vote of 5 for and 0 against and ordered published.



H. Clay Hurst, Mayor

TOWN OF ELIZABETH  
INCORPORATED  
ATTEST

SEAL  
ELBERT COUNTY, COLORADO  
JULY 24, 1890



Judy A. Trent, Town Clerk

# Ritoro

## Elizabeth, Colorado

### Planned Unit Development Guide

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This PD Guide constitutes a Site Specific Development Plan as defined in C.R.S. § 24-68-101 et. seq. and Town of Elizabeth Municipal Code, Chapter 16, Section 5.

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## I. PROJECT GOAL

Ritiro is a Planned Unit Development (PUD) located in Elizabeth Colorado. The overall site area is 113 acres; approximately 56 acres (~50% of land area) is dedicated to 340 single family lots, and 57 acres (~50% of land area) is dedicated to open space, streets, parks and related amenities. The northeast corner of the site is located on the corner of Elizabeth Street and County Road 136; the southeast corner is located on Pine Ridge/County Road 13; and the western boundary is adjacent to the Wild Pointe Ranch Development in Elbert County, Colorado. A map of the site boundaries and legal description is attached as Exhibit A.

The overall project goal is to create a unique high quality residential community. This will be done by incorporating diverse and appealing homes; attractive open space and related public improvements; quality landscape designs & material; and lighting and monumentation to ensure a quality master planned community that will be linked with the adjacent residential neighborhoods, adjacent open spaces, and future commercial uses. The development includes a maximum of 340 single family residential lots, with associated open space.

### A. OBJECTIVES:

Under the overall goal indicated above, the following objectives are intended to encourage high quality siting, organization, landscape design, building design, and construction of homes and other improvements on the Ritiro site.

1. Encourage site planning that accommodates and responds to the existing natural and built environment on and adjacent to the site;
2. Encourage a safe, walkable, bikable, and pedestrian friendly community;
3. Encourage connections between Ritiro and adjacent and surrounding neighborhoods, land uses (such as schools, shopping, and employment), parks, open space, and related trail systems;
4. Provide variety of housing design, character, and types in order to promote more social, economic, and lifestyle diversity in the Ritiro development and the greater Elizabeth community;
5. Encourage housing siting and design that emphasizes light, privacy, and resident access to outdoor space and recreation.
6. Preserve the exceptional features on the site including the hillside park area in the middle portion of the property, the Gold Creek corridor and the existing pine trees, and create innovative plans for preservation of such features to add value to the Ritiro development and the whole community.

## II. PROJECT INFORMATION

### A. Project Intent

The intent of the Ritiro project is to create a desirable community in the Town of Elizabeth that will advance the intent of Planned Unit Developments, as outlined in EMC 16-1-190 (PUD Section in Code), as well as the goals and policies outlined in the Town of Elizabeth Master Plan, including the 2008 adopted Master Plan as envisioned by town officials. Utilizing progressive planning principles, land use standards, and a set of design standards and guidelines, Ritiro will achieve this goal by adopting policies pertaining to land use, circulation and transportation, public facilities, parks, recreation, and open space.

Ritiro shall include varied residential homes and uniqueness in architecture. Diversity in housing size, character, and design will accommodate a good opportunity to have reliable housing for existing employees as well as businesses that may consider locating in Elizabeth.



## B. PUD Development Guide: Intent, Authority, Effect & Amendment

### Intent:

The intent of Planned Unit Developments is outlined in Elizabeth Municipal Code (EMC) 16-1-190:

It is the intent (of PUDs) to identify areas to accommodate innovative approaches to residential, recreational, commercial, and industrial land uses. Planned Unit Developments are encouraged to bring about innovative approaches to development, creative designs of land uses, preservation of significant natural features, retention of open space, compatibility with overall community objectives, and consideration of environmental concerns.

### Authority:

This Ritoro PUD Guide is established under authority in Elizabeth Municipal Code 16-1-190 (c) (PUD Development Guide & Plan.) Specifically, EMC Sec. 16-1-240(e) directs the Development Guide and associated Development Plan to:

Reflect the variations in lot size, bulk, type or use or activity, density, lot coverage, open space, or other regulations modified and approved by the Board of Trustees upon the recommendation of the Planning Commission.

### Effect:

Further, EMC 16-1-240 (e) 5 reads, in part:

Those conditions established by a (the) PUD Development Guide and approved by the Board of Trustees (upon recommendation of the Planning Commission) shall be recorded and utilized for development and review of the project.

This PUD Guide is a zoning document and shall be enforceable by the Town of Elizabeth. Intent and goal statements, standards and guidelines, and permitted uses, as well as bulk and dimensional regulations outlined in this PUD Guide shall be utilized as review criteria for the Sketch Plan, Preliminary Plat, and Final Plat, as well as any associated Site Plans, building permits, or related construction permits associated with the Ritoro project. The Town of Elizabeth Board of Trustees, upon written recommendations from the Planning Commission, shall have final decision-making and approval authority over all Sketch Plans, Preliminary Plats, Final Plats, and Site Plans (if submitted) associated with the Ritoro project. Further, building permits or related approvals issued at an administrative level following land use approvals shall be consistent with the approved PUD Guide.

### Amendments:

Minor amendments to this PUD Guide may be completed at an Administrative (staff) level, working with the applicant or successors. However, prior to any Minor administrative amendments being made, staff shall indicate, in writing, the nature of the amendment to the Planning Commission (PC) and Board of Trustees (BOT.) By majority vote, the PC (on an advisory basis to the Board) and the BOT (as final decision-maker) retain the right to review Minor Amendments. Any amendments considered "Major" shall require routine PC and BOT review, as if the amendment was an original PUD Guide submittal.

## C. Nature of Ritoro PUD Guide:

Review of this PUD Guide demonstrates that it goes well beyond indicating variations in lot size, bulk and dimensional standards, uses, densities, lot coverage, and open space requirements anticipated by EMC 16-1-240(e) in relation to EMC standards for the R-1 (Single Family Residence) Specifically, the applicant provides wide-ranging information regarding overall site design and related qualitative development matters. The applicant's desire in outlining design matters is driven by the desire to create a quality development, and as an independent response to the town's Design Standards document.

#### D. Transportation & Circulation

A circulation and transportation system is proposed for Ritoro that is consistent with developing an efficient street and road system. A hierarchy of streets has been established for the different road classifications that will serve the community. Street improvements, including alignments and streetscape sections, are based upon the town's Street Plan. Street sections have been prepared to accommodate the automobile as well as to provide safe and convenient non-motorized linkages. Street sections will be integrated into an overall transportation network that will ensure links and connections between existing and proposed developments. The Ritoro street network will incorporate traffic calming techniques to encourage slower/appropriate travel speeds. Conceptual street sections have been approved as a part of the original submittal documents. As part of Preliminary Plat and Final Plat applications, the Town of Elizabeth, the Elizabeth Fire District, and the applicant shall work to create final acceptable street sections.

#### E. Open Space

Ritoro will include a system of trails, including a multi-use trail and secondary pathway along Gold Creek and street sidewalks that will promote pedestrian and bicycle travel in and through the development. Open Space is to be located along the Gold Creek corridor providing convenient access as well as serving as a community focal point that will accommodate a variety of recreational activities including community and regional non-motorized (i.e. pedestrian & bicycle) access. Smaller neighborhood parks and open space will be designed and distributed throughout the community to be within walking distance for most residents. Parks, trail corridors and streets will be located and configured to ensure connectivity and promote an overall sense of community in the Ritoro development. Parks will be strategically located to serve as neighborhood focal points and gathering areas.

#### F. Buffer

A 30 foot buffer without a soft-surface trail to include a no-build zone maintained in a natural state is to be privately owned when adjacent to private property. Such buffer is to be along the adjoining 'Gold Creek Meadows' neighborhood on the south side of the property. The required buffer is to include a four (4) foot vertical buffer where the thirty (30) foot wide buffer is adjacent to any new road right-of-way provided in the Ritoro development.

### III. DESIGN STANDARDS & GUIDELINES

Design standards and guidelines (i.e. "Standards") have been prepared to ensure that the project goals and objectives are achieved and applied to the entire Ritoro community which includes the single family detached land use components. A Design Review Committee will be established by the Developer to review and provide recommendations to the Town on all site, landscape and architectural design proposals. Such reviews will be based on these Standards and provided to the Town which will have final review and decision authority as part of Final Plat, Site Plan, Building Permit, and related approvals. Each design subject area (A through H following) may include the following components: Intent statements, Standards and/or Guidelines. Definitions below explain the components and how they are to be used:

Intent - Intent statements set forth the goals for development in the Ritoro subdivision. All Development to occur within the Ritoro subdivision shall meet applicable intent statements.

Standards - Standards are objective criteria that provide specific direction considered critical to achieving the intent statements. Standards shall be met as part of Subdivision, Site Plan, building permit, or related town approvals.

Guidelines - Guidelines are considered pertinent to achieving the intent statements. Guidelines are strongly encouraged to be met as part of Subdivision, Site Plan, building permit, or related town approvals.

A. LAND USE - RESIDENTIAL

1. SITE PLANNING

- a. Intent:
  - i. Create a residential community that will be pedestrian oriented and promote an active lifestyle.
  - ii. Provide an attractive streetscape along all streets, and attractive, as well as functional parks in the Ritoro community.
  - iii. Encourage and promote diversity of housing products .
  - iv. Encourage the design of streets that do not promote high traffic speeds and that provide safe passage for residents and children within the community.
- b. Standards:
  - i. The local street system shall be arranged in a "modified grid" pattern that utilizes both parallel and perpendicular streets in identifiable blocks, as well as occasional curvilinear streets.
  - ii. The local parks and open space shall be an important organizing element for the neighborhood.
  - iii. The local street system shall provide multiple direct connections to and between local destinations such as parks, open space, schools, and collector and arterial streets.
  - iv. The maximum block length for residential blocks with lots fronting on a local street shall be that approved with the Final Plat.

2. SINGLE-FAMILY DETACHED RESIDENTIAL

- a. Permitted Uses:
  - i. One (1) Single Family Residential Unit per lot.
  - ii. Accessory buildings, structures and uses, including but not limited to those typical private amenities consistent with single family uses.
  - iii. Temporary construction and sales structures meeting requirements of EMC 16-1-220 (Temporary Structures and Uses.)
- b. Minimum Lot Area: 5,250 square feet (50' width by 105' depth)
- c. Minimum Lot Width: 50 feet
- d. Setback Regulations:

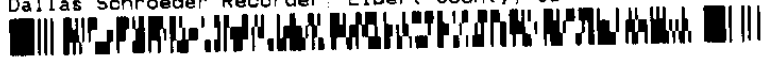
Minimum building setbacks and building separations are as follows:

i.	Minimum setback to all perimeter property lines	10 Feet
ii.	Front Yard setback garage to back of sidewalk*	20 Feet
iii.	Front Yard setback living structure to back of sidewalk*	15 Feet
iv.	Side yard setback to property line	5 Feet
v.	Rear yard setback (rear lot line to rear living structure)	25 Feet
vi.	Rear deck or patio setback to property line	15 Feet
vii.	Rear covered porches to property line	20 Feet

\* (along the designated main road greenbelt easement, measure setback from back edge of such greenbelt easement)

- a. Front yard porches or stoops may extend up to 5' into front setback areas.
- b. Accessory sheds shall be located per applicable Covenants Conditions and Restrictions.
- c. Corner lots must meet front yard setback requirements on each yard that borders a road, or otherwise sufficient sight-line requirements, whichever may be greater.





- d. No three houses in a row may share the same front yard setback to the most prominent face of the house. More than two houses in a row and adjacent to each other must vary the setback by at least three feet.
  - e. Garages may be located in rear yard areas, and shall be allowed a zero (0') side yard setback if the garage is located 10 or more feet behind the back of the home on the lot, and minimum 5' rear yard setback, provided, garages shall not be placed adjoining one another, and no element of the garage shall cross a side lot line. Driveways to side yard or rear yard garages are encouraged to be buffered by a minimum 2' turf area to adjoining property lines.
  - f. Other encroachments into setback areas shall be per EMC 16-1-50, and are to include porches or decks extending into side-yard areas.
- e. Height:  
Building heights shall be limited to two (2) stories provided; third story lofts within attic areas shall be permitted. Further, where topographic conditions permit, a walk-out basement, resulting in three "effective" stories shall be permitted.
- f. Landscaping:  
The following landscape standards are requested under the waiver provision in EMC 16- 1-200, and are designed to complement or supplement those in EMC 16-2-50.
- i. Intent:
    - 1. Reinforce the sense of community by establishing the landscape theme along the visible portions of lots from public streets, ways or parks in the community.
    - 2. Utilize landscaping as an organizational element for orienting community residents and visitors.
    - 3. Reinforce the project character of Ritoro with high quality landscape design.
    - 4. Utilize a drought tolerant plant palette to formulate landscape concepts that will respond to arid conditions associated with the Elizabeth/prairie area.
  - ii. Standards:
    - 1. All portions of lots which are not occupied by buildings or driveways shall be landscaped. Front yard landscaping shall be installed by the home builder.
    - 2. Seventy five percent (75%) of the landscaped area located within the front yard shall be planted with grass, trees, shrubs, or other vegetative material. The remaining twenty-five percent (25%) of the area required to be landscaped may be covered with bark, wood chips, wood shavings, rock, stones or other materials. Plant palettes for acceptable tree and shrub varieties and sizes will be approved as part of Final Plat approval.
    - 3. Street trees shall conform in number to the final Ritoro landscape plans to be submitted with the Final Plat and are to be placed 25 feet on center.
    - 4. Side yard landscape areas shall consist of grass, trees, shrubs, groundcovers, wood and/or gravel mulch.
    - 5. Automatic irrigation system with rain sensors and drip irrigation for non-turf areas shall be provided for all front yard turf areas.
    - 6. All portions of the property not occupied by driveways, buildings, walks, decks, parking etc. (impervious area) shall be landscaped in a manner to control dust and erosion.
- g. Drainage:  
All lots within the Ritoro PUD shall be designed to meet the requirements of the Town of Elizabeth Urban Storm Drainage Manual, adopted pursuant to EMC 18-5-30. It is contemplated that this development may incorporate swales in the front portion of the lot, in order to aid in water quality issues. Unless otherwise approved by the Town of Elizabeth, no more than 5% of the lots in the Ritoro PUD may utilize rear lot drainage, and there shall not be more than 6 lots in a row within a block utilizing rear lot drainage.

h. Fences and Enclosures:

All fencing in the Ritoro development shall be built using the following fence standard.

1. Perimeter walls and fences are permitted with all residential lots, provided that a minimum of 5 foot wide turf area from the outside edge of detached sidewalks is reserved. Where meandering sidewalks are created, the 5' distance may be reduced to a minimum of 2' for short distances.
2. The maximum continuous length of any fence without a change in height or a break shall be 100'. Further, all fencing shall incorporate stone columns, breaks, or some other acceptable architectural design feature, installed at minimum 50' intervals.
3. All fence and wall materials shall be constructed of easily maintainable, durable materials such as treated wood, stone, metal/iron material considered to be a 'green-building' material. Variety and individuality in fence design, appearance, and appeal is strongly encouraged. Chain link fence shall not be permitted except for dog runs as allowed by the CCR's.
4. The combined height of walls or fences on top of an earth berm shall not exceed the maximum permitted height for the wall or fence.

## a. Fence height maximums:

- i. In front yard areas, three feet six inches (3'-6"), measured from the top of the adjacent curb or, where no curb exists, the adjacent road surface. Front yard areas are those constituting the same setback as the widest plane of front building facades. Front yard fences shall be "open" in design.
- ii. The maximum height allowed for side-yard fences located from 15' behind the front building line of a dwelling, rearward, is five feet (5'). Side yard fences may be "open" to "semi-open" in design.
- iii. On rear property line, maximum of six feet (6').
- iv. For all fences over forty-eight inches (48") the top one foot shall be "open" to "semi open" in design.
- v. Reverse corner lots: fences will be allowed to six feet (6') in height on a rear property line only when located one-half (1/2) the distance between the property line and the building setback. The area between the street and the fence must be landscaped according to landscaping regulations.
- vi. Fences abutting open space will be a maximum of 4' in height and have an open architecture.

5. All fences over 6' in height will require a building permit prior to construction and they are to be reviewed and approved by the Town.

## 6. Additional Fence Standards:

- a. A parallel line (or "double row") of fences shall not be allowed within 10 feet of each other.
- b. Fences within all open space tracts shall meet standards imposed for said areas at time of Final Plat.

## B. OPEN SPACE

1. Intent:

- ii. Preserve open space and natural features. The Plan designates portions of the site to remain as open space for passive and recreational purposes, with appropriate improvements. Permitted uses in Tracts A - G shall be placed appropriately within tracts.
- ii. Establish a park and open space system that will encourage connectivity and a sense of community.
- iii. Establish parks and neighborhood focal points that will accommodate a variety of activities in a functional and environmentally responsible manner.
- iv. Preserve Preble's Mouse habitat area, and make improvements consistent with habitat protection.

2. Standards:

- i. Neighborhood parks shall be landscaped to accommodate appropriate recreational facilities and activities while conserving water. Irrigated grass and planting areas shall be limited to picnic and play areas and high intensity pedestrian zones. Other park areas shall contain drought tolerant trees, shrubs, groundcovers and native grasses.
- ii. Neighborhood focal points shall be designed as greens or commons that include hardscape areas, grass, trees, shrubs and groundcovers. Turf areas should be restricted to areas reserved for high intensity pedestrian and recreation traffic.
- iii. Open space tracts, neighborhood parks and focal points shall be designed and located so that each home in Ritoro is within a reasonable walking distance.
- iv. Open space and parks shall be designed so as to provide suitable areas for walking, sitting and other outdoor passive recreational activities as well as appropriate facility improvements.
- v. Open space and neighborhood parks shall be developed as an integrated system of open space and parks that connect to trails, streets, and other areas.
- vi. Existing trees shall be preserved to the extent possible.
- vii. Individual park plans shall be developed for all open space and park tracts (A through G), to be approved with the Final Plat.

3. Guidelines:

- i. Playground equipment should accommodate different age groups.
- ii. Plant material should be used to orient and shade pedestrians and delineate between park uses.
- iii. Pet play areas should be located to allow for safe pet play.
- iv. Streets and buildings should respond to views, landscape, and recreational opportunities provided by proximity to open space.

4. Open Space - Permitted Uses: Specific uses in Open Space parcels are to be determined as part of the open space and park plans, to be approved in conjunction with Final Plat(s).

Tract A:

- i. Passive recreational open space
- ii. Pedestrian and bicycle sidewalks and paths.
- iii. Drainage conveyance improvements
- iv. Transit passenger shelter
- v. Parking lot area
- vi. Information and directional signage, kiosks, benches, restroom facilities
- vii. Tot lot, Picnic area and/or outdoor grill area.
- viii. Trash collection facilities.
- ix. Pet play area
- x. Utility Service facilities including related support facilities, as necessary to serve this Property and the Town of Elizabeth.

Tracts C through G:

- i. Passive recreational open space.
- ii. Pedestrian, bicycle (non-motorized vehicle) trails.
- iii. Drainage conveyance improvements.
- iv. Information and directional signage.
- v. Utility Service facilities including public/private wastewater treatment and water storage facilities, water wells and related support facilities, as necessary to serve this Property and the Town of Elizabeth including a 200' by 200' area for a water well.

5. Open Space, Parks, & Other Public Areas - Maintenance:

- i. Park and open space tracts (A through G) shall be maintained by the Town of Elizabeth or other entity to which it is dedicated, unless an agreement is made to the contrary with Final Plat, Site Plan, Annexation Agreement, or related Town approvals.
- ii. A Metropolitan District or Homeowner's Association (HOA) shall be established for the purpose of permanently maintaining certain common areas and private open space.

6. Open Space - Setback Regulations:

All specific structural improvements to open space/park areas shall be determined as part of open space and park plans, to be approved in conjunction with Final Plat(s).

- i. Minimum setback for a structure to a Property line -- 10 feet from back-of walk along a public street frontage.
- ii. Above ground utility service improvements shall have a 25 foot setback from a platted-tot line.
- iii. USFWS has generally approved and delineated Preble's Mouse habitat line which would act as the setback for Gold Creek to not allow any private property development in the habitat area. The preliminary floodplain limits occur mostly within the habitat area.

7. Height:

Structures that require a building permit shall not exceed an average building height of 15 feet (measured as an average of entire building perimeter grade to ridge line.)

8. Open Space - Landscape, Pedestrian Amenities and Trails:

- i. Storm water conveyance swales (where permitted by the Town) and detention facilities shall be incorporated into the street right of way or designated tracts for such facilities.
- ii. Trails and foot bridges shall be designed for pedestrian use and incorporated into the development to minimize conflicts with vehicular traffic and allow pedestrians to safely travel throughout the neighborhood and connect to adjacent public ways and trails.
- iii. A natural/soft-surface trail is proposed in the future along the west side of Gold Creek to reduce the impact on the existing potential habitat area along the creek. A 10 foot wide concrete trail is required to be installed by the developer of Ritoro on the east side of Gold Creek. The park/open space plan shall identify each of these trails.

## C. TRANSPORTATION - STREETS, ROADS, WALKWAYS:

In association with Preliminary Plat and Final Plat applications, the Town of Elizabeth, the Elizabeth Fire District and the subject property owner shall work to create acceptable street sections to be allowed with the Ritoro project. One possible approach to pursue will be to allow curbs at intersections while allowing run-off into roadside swales along middle portions of the road.

1. Intent:

- i. Establish a functional, pedestrian friendly, street system that will provide connectivity within the Ritoro community as well as to existing and future development located adjacent to Ritoro including parks and the regional trail system.
- ii. Establish a street network that will provide convenient access from residential neighborhoods to school, open space and commercial parcels.
- iii. Utilize a hierarchy of street sections that will functionally accommodate the automobile as well as provide safe and convenient circulation for pedestrians and cyclists.
- iv. Minimize conflicts between automobiles, bicyclists and pedestrians.
- v. Maintain street and other public improvements.

2. Standards:

- i. The local street system shall be configured in a "modified grid" that utilizes both parallel and perpendicular streets in identifiable blocks, as well as occasional curvilinear or diagonal streets.
- ii. Local streets within Ritoro shall have four and ½ foot (4.5') wide detached sidewalks with five and ½ foot (5.5') wide planter strips.
- iii. Street ROW will be dedicated to the Town in accordance with the Town standards at the time of construction.
- iv. The developer, his successors and assigns shall be responsible for the construction of all public streets and all other public improvements prior to the Town of Elizabeth accepting maintenance

- of public streets in accordance with the Town's regulations.
- v. Direct pedestrian access shall be provided to adjacent parks and open space.
- vi. The multi-purpose trail along Gold Creek shall be concrete and be 10' wide.
- vii. The architectural character of amenities such as mailbox kiosks and project entry features should be built to compliment the character of the community.

#### D. OFF-STREET PARKING

NOTE: EMC 16-1-190 (c)11 directs that PUD guides shall not address parking regulations; that the provisions in EMC 16-6-10 (Parking Space Requirements) shall apply. The following parking regulations are consistent with provisions in EMC 16-6-10.

1. Two off-street parking spaces shall be provided for each dwelling unit. At least one space shall be within an attached garage (structured and enclosed) directly accessible to the residential unit.

#### E. LIGHTING

1. All light sources shall be indirect, diffused, shielded type fixtures, installed to reduce glare and the consequent interference with boundary streets and adjacent properties. Fixtures providing direct illumination, if any, shall be consistent with the architectural and landscape character of the development.
2. The intent of the project is to have no street lights in general on local access residential streets, and to incorporate residential lot lighting, specifically separate pole lights on residential lots, as the means to adequately light streets. Maximum height of detached light poles on residential lots shall be six feet (6').
3. As deemed necessary, the applicant shall prepare a street lighting plan, with lighting mechanism specifications and cut sheets, to be approved in conjunction with Final Plat or related town approvals. Any street lighting fixtures installed shall be pedestrian in scale, and limited to a maximum of 12' height.
4. Lighting plans for all open space and park areas shall be provided pursuant to plans required for said areas (see Section [B][2][vii] under Open Space topic.)

#### F. UTILITIES & SERVICES

1. All proposed power and communication lines shall be installed underground. Necessary above-ground appurtenances, such as meters, pedestals, transformers, etc. shall be located for maximum aesthetic consideration.
2. If any common area trash services are provided in the community they shall be screened with landscaping or other materials (e.g. CMU or other enclosures) acceptable to the Town.
3. The architectural character of amenities such as mailbox kiosks and project entry features should be built with materials to compliment the character of the community.

#### G. LANDSCAPING

Landscape plans shall reflect the design, character, location and other details of these standards.

1. Residential:
  - i. A variety of plant materials shall be incorporated into the project, including native drought-tolerant vegetation as well as perennial and annual beds. Tree plantings shall include a distribution of deciduous and evergreen species.
  - ii. The Developer/Builder, his successors and assigns, including the HOA and/or metropolitan district,

- shall be responsible for the installation and maintenance of the landscaping for any common areas in the development not maintained by the Town.
- iii. Frontages along rights-of-way shall be maintained by the Homeowner to the edge of roadway. This includes mowing, sweeping, shoveling, weed control, landscape and all other maintenance.
  - iv. Any portions of these properties which are disturbed, not occupied by structures, water bodies, surfaced by streets, roads, driveways, sidewalks, parking areas, other vehicle use areas, are required to be revegetated, including a minimum of 6" of topsoil.
  - v. All streets shall have street trees planted an average of 25 feet on center. Trees may be grouped in open space areas using the equivalent quantity to create a less than formal landscape design.
  - vi. Streets with a greenbelt trail easement shall have three extra trees per lot front or four extra trees per lot side. Trees shall be planted on both sides of the trail.

2. Open Space & Other Tracts:

- i. Any portions of the property which are disturbed, not occupied by structures, water bodies, surfaced by streets, roads, driveways, sidewalks, parking areas, other vehicle or utility use areas, are required to be revegetated.
- ii. Any structures permitted in the designated Open Space shall include natural landscape materials and/or fencing designed to visually buffer the structures and imply a residential character for the structures.

3. Detention Areas and Drainage Channels:

- a. Intent:
  - i. Ensure that detention areas and drainage channels will be landscaped in a manner that will reinforce the character of Ritoro and the high plains prairie, as well as provide the greatest benefit to the community. All detention areas and related conveyance facilities shall strive for a natural vs. an "engineered" look.
  - ii. Create a landscape concept for drainage channels and detention areas that will be aesthetically pleasing as well as environmentally responsible in terms of water use.
  - iii. Create and design for passive recreational activities near detention areas.
- b. Standards:
  - i. Detention facilities, manmade drainage channels other than those through residential front or side yards, and disturbed drainage channels, shall be planted with drought tolerant native grasses and plant materials. Front and side yard residential drainages shall be planted to match the front or side yard of the residence. Natural drainage channels containing existing vegetation and non-irrigated native grasses are exempt. Detention areas or drainage channels shall be designed to blend with adjacent areas.
  - ii. Natural drainage corridors containing existing native grasses and established vegetation may be supplemented with native trees, shrubs and ornamental grasses that could enhance wildlife habitat and the pedestrian environment. Areas of disturbance within the natural drainage corridors shall be re-vegetated with native plant materials.
  - iii. All detention areas and related conveyance facilities shall strive for a natural vs. an "engineered" look.
- c. Guidelines:
  - i. Consideration should be given to locating pedestrian focal points along drainages including bridges, overlooks, and seating.
  - ii. Plant materials should be used to strengthen the edge of drainage ways.
  - iii. Landscape adjacent to drainage ways should be naturalistic and include riparian vegetation.

4. Streetscape Design and Street Trees:

a. Standards:

- i. Streetscape designs shall be prepared and submitted with the Preliminary Plat and Final Plat for all arterial and collector streets which shall include a combination of deciduous and evergreen trees, shrubs, native grasses and gravel/wood mulch. Trees and shrubs shall be planted in formal and/or informal massings.
- ii. Street trees along local streets within the grass strip between the street and sidewalk are required. The developer shall plant at least one street tree for every 25 feet of linear street frontage at regular intervals.
- iii. Street trees along designated internal greenbelt easements shall include three additional trees in front yards or four additional trees in side yards. Trees shall be planted on both sides of the community trail.
- iv. Street trees shall be installed a minimum of two (2) feet from the centerline of any swale or other drainage conveyance, and ten (10) feet from fire hydrants and utility poles.

b. Guidelines

- i. Streetscape planting should be limited to grass, trees and shrubs and other decorative planting adjacent to the sidewalks.

c. Maintenance

- i. The developer or property owner shall be required to maintain all street trees for two years after the trees are planted and to replace any tree that fails to survive or does not exhibit normal growth. The developer and subsequent adjacent owners of property within the development shall be responsible for maintaining all street trees located outside and inside the public right-of-ways.

H. BUILDING ARCHITECTURE & RELATED MATTERS:

General:

Architectural Style for the Community

A. Intent:

The location of Ritoro and the natural site characteristics have reinforced the need for architecture that will integrate with the site and respond to the character and climate of the high plains prairie.

1. Encourage varied building facade elevations in the entire Ritoro community.
2. Avoid repetitive, monotonous, and "cloned" single family subdivisions typical of contemporary subdivision and building practice.
3. Encourage residential building designs that represent authentic and/or Colorado prairie and foothills architectural styles, yet offer appropriate variation (within a style and between styles), including variation in size/footprint; number of stories; elevations/appearance; and details/features, throughout the community.
4. Create compact, pedestrian-oriented, human-scaled and appealing neighborhoods within the Ritoro community.

B. Standards:

1. Create compact, pedestrian-oriented, human-scaled and appealing neighborhoods within the Ritoro community.

2. Architectural styles indigenous and/or appropriate to Colorado are encouraged. Indigenous styles to Colorado include, but are not limited to, 'Craftsman' known for its use of natural materials and craftsman quality features; 'Prairie/4-Square'; 'Cottage/Farmhouse'; 'Victorian'; and 'Ranch'. There are several other architectural styles that are appropriate to the Elizabeth context as well. Photo samples of the four architectural styles are not included in this PUD Guide, but the common character and architectural style for each shall be as commonly referred to with typical architectural designs for each of the four above listed styles.

C. Variation:

1. Single Family dwellings shall vary, and in so doing provide a range of compatible architectural styles within the Ritoro site, and to the Elizabeth community.
2. Repetitive architectural elevations for SF homes are not acceptable.
3. Differing architectural styles, as well as variation within a style, shall be utilized to create SF variety;
4. Differing elevations; sizes/footprints; number of stories; entry treatments; roof configurations; window design; use of colors; and other features shall be utilized to achieve SF housing variety;
5. SF homes using identical or near-identical elevation plan detail shall be separated by a minimum of three SF homes with different elevations and details. Identical or near identical elevations shall not be located directly across the street from one another;
6. Builders are expected to produce model homes that offer variation as indicated by the preceding standards.
7. Some homes are required to be single story residences.

D. Porches:

1. A minimum of 70-percent of the SF-Detached units shall include a covered entry porch, covered stoop, or other similar feature integrated with the design of a home (stoops may not constitute more than 15 percent of the 70-percent requirement.) Porches shall constitute usable areas, with minimum dimensions of six (6) feet depth and ten (10) feet width (porch), and 5' by 5' (stoops.) Porches may wrap around front corners to the side of buildings, and should vary in size and type.

E. First-Floor Elevated:

1. SF units that front a street shall have the first floor (living floor space) shall be elevated above ground level to ensure that 'private' residential living space is visually and otherwise separated from the 'public' street space. This standard may be exempt where site topography would not enable it.

F. Garages:

1. Design of the facade on all SF homes shall minimize the profile of the garage feature utilizing some or all of the following techniques and or requirements:
  - i. A minimum of 70% of the homes in the Ritoro development shall set the garage a minimum of five (5) feet back (recessed) from the main front building facade of SF homes (required for all front-loaded garages);
  - ii. Of the 70% in (i), a minimum of 15% shall have garage doors which are either: perpendicular to the street; recessed more than 10' behind the front first floor plane of the living quarters or porch; or located in the rear of the lot (behind the principal dwelling structure.);
  - iii. No more than 30% of the dwellings can have front loaded garages which project beyond (toward the street) the living space and such plans or elevations shall have a porch or alternative architectural design to not allow attention to be drawn toward the garage. Placement of the garage shall not extend more than



- 5 feet in front of the living space. Such satisfaction of compliance and determination will be made by the Town when reviewing the building plans;
- iv. Utilization of side-loaded garages (located either at the end of a home or behind the home) this type of layout can be counted toward the requirement above for 70%;
  - v. Additional techniques to be utilized are to minimize the look of the garage, including, for example:
    - a. If a three-car garage is proposed, split the configuration into one-double door and one single door (one garage door then needs to be setback at least 3 feet further than the other door or oriented toward a different way and if a 3-car garage is proposed it shall be side loaded or recessed).
    - b. Architectural integration of the garage area as having living space above it (whether or not it does);
    - c. Architectural details, including use of custom doors (e.g. carriage style) and customized window treatment;
    - d. Side loaded garages are encouraged;
    - e. Garages shall not be the main or dominant part of the facade of the home
    - f. Rear yard garages are also encouraged with access from the front or the rear;
    - g. All garages shall be compatible with design, materials and colors of the main building.
    - h. Driveways to side yard or rear yard garages are encouraged to be buffered by a minimum 2' turf area to adjoining property lines. Required rear yard setbacks and side yard setbacks for garages shall be five feet (5') unless allowed to be less by Section III A. 2 D.

G. Roof Types & Materials:

- 1. Gable roofs are encouraged, and roof pitch should be a minimum of 6:12 (six units rise to 12 units run). Stepped and/or opposing gables and use of dormers, sheds, and other details are encouraged, as appropriate to architectural style. Overly complex roof forms are discouraged.
- 2. Shallow-pitch gable roofs, mansard, flat, A-frame, and other irregular roof forms are discouraged unless integral to a genuine architectural style.
- 3.
  - a. Where asphalt shingles (high quality design or 'Architectural ' grade) are used, each subdivision filing with between 20 and 50 homes shall use at least two visibly distinct colors of each of the roof materials distributed in roughly equal proportions throughout the development; and each subdivision filing with more than 50 homes shall use at least three visibly distinct colors of roof materials distributed in roughly equal proportions throughout the development.
  - b. All rooftop equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roofs. This standard does not apply to piping, venting, flashing, solar panels frames, and other rooftop equipment exposed to view and shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.

H. Windows/Fenestration, & Openings:

- 1. Window design and window placement (i.e. fenestration) should be seen as an opportunity to provide interest and individuality among building facades, especially street-facing facades and those in public view. A range of window types and sizes (e.g. vertical double-hung casement; slider; bay, and specialty windows) is possible. Consistent style should be utilized, and if varied, window types shall complement one another. Window panes, typically in upper sashes, can be separated with muntins and/or mullions to break up glass areas and provide design interest. Smaller 'barn' style windows, 'eyelash'-type windows, gable-end windows, side-light windows, or otherwise should be utilized to enhance architectural elevations. All street facing or street visible windows should be trimmed.
- 2. Shutters are recommended only when authentic to building style.
- 3. Bay windows or other pop-outs shall be provided on the front elevations abutting streets when unbroken wall planes exceed 22 feet.

4. Window frames other than wood shall be either anodized, electrostatically-painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.
5. The front entry of any residential structure, which does not have a front entry porch, shall be emphasized by the use of at least one of the following design strategies:
  - a. The design of the front door shall be of high quality and be well designed.
  - b. The design of its surrounding elements such as the inclusion of side-lights (glazed openings to the side of the door) in the entry design.
  - c. Front doors shall be visible from the street and shall not be inset more than four feet.
  - d. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide wood trim border.
  - e. Every elevation will contain two openings at least 12 square feet, either windows or doors.

I. Building Mass & Scale:

1. Intent:  
To ensure that residential building mass for homes in the Ritoro development are appropriate to Elizabeth's small town context and is human in scale.
2. Standards:
  - a. Modulation of primary facades and facades in public view shall be used to reduce building mass and scale for each building. Un-modulated primary and publicly viewable facades should not extend more than approximately 30- feet. Modulation should be sufficient to break up wall planes. Roofline modulation should also be utilized, and can be accomplished with multi gabled roofs or stepped roofs.
  - b. Facade and roofline modulation should be complemented with other architectural features as appropriate to architectural style, including variation in building materials, window treatment, building color, and features like porches and other details (chimneys.)
  - c. Building location on a lot, including subtle variations in front-yard and side yard setbacks, should be utilized to reduce building mass and bulk for each home.

J. Building Materials & Color:

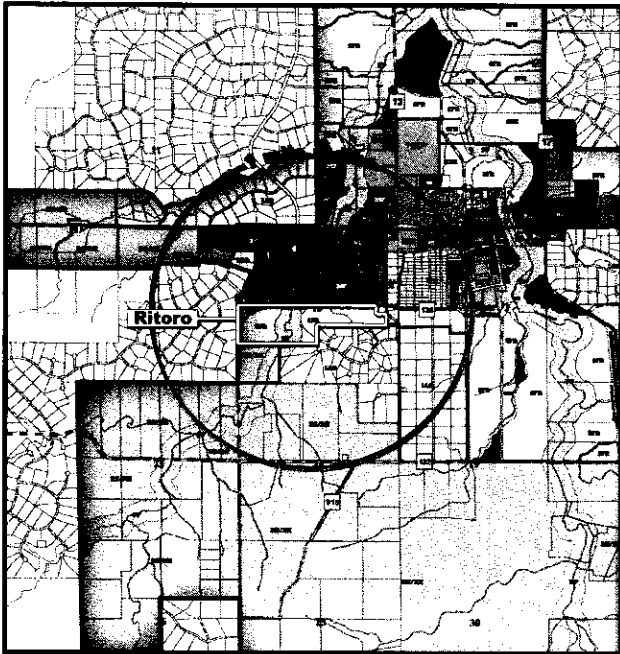
1. Intent:  
Utilize natural or naturally-appearing building materials which are consistent with the authentic architectural style.  
  
Utilize high-quality, architectural grade materials.  
  
Encourage use of color to highlight and emphasize SF dwellings and features, and to discourage color monotony.
2. Standards:
  - a. Siding Materials: Narrower (e.g. 6" - 8" exposure) beveled wood or composition lapboard siding is recommended. Wood or composition lapboards may be complemented with architectural grade stone or masonry, shingles, board and batten, or other accents as appropriate. A combination of siding materials and embellishments provides textural variety and visual interest to facades. Vinyl siding is strongly discouraged. Where utilized, it shall be architectural grade.
  - b. Building Colors: A varied yet complementary range of exterior residential building colors is required for new homes. Use of a primary color with one or two accent colors is encouraged to highlight home features. Continual or repeated use of beige, gray tone, or other monochromatic color schemes on dwellings is not acceptable.
  - c. Variety of Materials: Variety in materials is expected for all homes and models. (e.g., siding, brick, stone, trim boards, beams, doors, garage doors, shingles, windows, etc.)

K. Lot Bulk & Dimensional Variation:

1. Intent:  
Provide design interest and prevent monotony of single-family subdivision lot design.  
Promote housing size and housing style variety within the Ritoro Community.
2. Standards:  
Lot Widths. Variation of lot width is expected with the Ritoro development. The PUD Rezone/Sketch Plan document graphically depicts the variety of lot width in the development. Consistency with that plan is required with Final Plat approval.  
Lot Sizes. Lot sizes shall vary and ranges from approximately 5,250 to over 15,000 square feet. The PUD Rezone/Sketch Plan document graphically depicts the variety of lot size in the development. Consistency with that plan is required with Final Plat approval.

#### IV. GENERAL NOTES

- A. The Developer shall be responsible for establishing a Metropolitan District and/or two or more Homeowner's Associations. Homeowner's Association Agreements (including articles of incorporation, by-laws, and covenants), guaranteeing continuing maintenance for designated improvements shall be submitted to the Town. Further, such covenants, articles of incorporation and by-laws shall be reviewed and approved by the Town before being filed with Elbert County, and prior to the Final Plat being approved for the Ritoro development.
- B. A Design Review Committee shall be established that will provide oversight, reviews, and unofficial approvals over all improvements to be constructed within the Ritoro Community. Any such reviews may be provided to the Town with plan submittals for the Town's review and potential for issuance of the building permit. No review or approval by the Design Review Committee shall eliminate or replace any required review by the Town of any required plans.
- C. Phasing will occur in a logical and cost effective manner based on infrastructure extension and market conditions. The project is expected to commence within 1-3 years and likely be built over a period of 5-8 years.



VICINITY MAP

CONCEPTUAL NARRATIVE

The overall project goal is to create a unique high quality residential community. This will be done by incorporating diverse and appealing homes; attractive open space and related public improvements; quality landscape designs & material; and lighting and monumentation to ensure a quality master planned community that will be linked with the adjacent residential neighborhoods, adjacent open spaces, and future commercial uses. The development includes a maximum of 340 single family residential lots, with associated open space.

Under the overall goal indicated above, the following objectives are intended to encourage high quality siting, organization, landscape design, building design, and construction of homes and other improvements on the Ritiro site.

- Encourage site planning that accommodates and responds to the existing natural and built environment on and adjacent to the site;
- Encourage a safe, walkable, bikable, and pedestrian friendly community;
- Encourage connections between Ritiro and adjacent and surrounding neighborhoods, land uses (such as schools, shopping, and employment), parks, open space, and related trail systems;
- Provide variety of housing design, character, and types in order to promote more social, economic, and lifestyle diversity in the Ritiro development and the greater Elizabeth community;
- Encourage housing siting and design that emphasizes light, privacy, and resident access to outdoor space and recreation.
- Preserve the exceptional features on the site including the hillside park area in the middle portion of the property, the Gold Creek corridor and the existing pine trees, and create innovative plans for preservation of such features to add value to the Ritiro development and the whole community.

The Ritiro property is located in the southwest portion of the Town of Elizabeth, Colorado. The proposed single family residential development is located west of Pine Ridge Street and south of the extension of Elbert County Road (ECR) 136. The property is approximately 113 acres and is proposed for 340 detached single family homes.

The Ritiro property went through an entitlement process in the mid to late 2000's, much of this plan is based on the previously approved plans for the property.

SITE FEATURES

The 113-acre property is located adjacent to Gold Creek in the southwest portion of the Town of Elizabeth. Gold Creek is a tributary to Running Creek, the primary stream in the area. The general topography on the property is conducive to single family development. Nearly level stream terraces with slopes less than 2 percent border the creek and form the approximately 600-foot wide valley floor. Rolling uplands border the valley floor on the east and west, and slopes in these uplands typically range from 5 to 20 percent. The property is vacant and being used for grazing. Existing residential development borders the property on all sides. Vegetation consists of grasses with scattered pine trees. Willows and box elder trees are present along Gold Creek. Gold Creek is the primary significant natural feature that impacted the site design.

LEGAL DESCRIPTION

Parcel I:

A tract of land situated in the South Half of Section 13, Township 8 South, Range 65 West of the 6th Principal Meridian, more particularly described as follows. Beginning at the Northwest corner of said South Half and considering the West line of said South ½ to Bear N00°00'00"E with all bearings contained herein relative thereto. Thence S89°18'54"E along the North line of said South Half a distance of 4607.20 feet; thence S00°40'34"E a distance of 280.00 feet; thence S89°18'54"E a distance of 326.63 feet to a point on the west line of JJS Estates; thence S00°40'34"E, along said West line, a distance of 310.00 feet to the Southwest corner of Lot 3, JJS Estates; thence S89°18'54" E along the South line of said Lot 3, a distance of 330.00 feet to the Southeast corner of said Lot 3; thence S00°40'34"E, along the East line of the Southeast Quarter of said Section 13 a distance of 70.00 feet; thence N89°18'54"W parallel with the North line of said South Half a distance of 2640.00 feet; thence S00°00'00"W, parallel with the West line of said South Half a distance of 660.70 feet; thence N89°18'54"W parallel with the North line of said South Half a distance of 2631.62 feet to a point on the West line of said South Half; thence N00°00'00"E along said West line a distance of 1320.56 feet to the Point of Beginning, County of Elbert, State of Colorado.

Parcel II:

Together with a non-exclusive 80' WIDE ROADWAY AND UTILITY EASEMENT

Described as follows:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SAID SOUTH HALF TO BEAR N00°00'00"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE S89°18'54"E, ALONG THE NORTH LINE OF SAID SOUTH HALF A DISTANCE OF 4607.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°18'54"E, ALONG SAID NORTH LINE, A DISTANCE OF 364.88 FEET; THENCE S00°00'00"E A DISTANCE OF 80.01 FEET; THENCE N89°18'54"W A DISTANCE OF 363.94 FEET; THENCE N00°40'34"W A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF KEITH WESTFALL, PLS 30127, FOR AND ON BEHALF OF HIGH PLAINS SURVEY COMPANY, PO BOX 773, KIOWA COLORADO 80117

SOIL SUITABILITY & GEOLOGIC CHARACTERISTICS

A detailed soil and geotechnical study was performed on the property by HP Geotech, the full report has been included with these submittal documents. In general there are no unusual or unexpected soils or geologic conditions that will impact the development of this property. The detailed report includes soil boring and recommendations for the development of the property.

PRELIMINARY DRAINAGE PLAN

A preliminary drainage plan has been included with this submittal.

WATER AND SEWER SERVICE

This property is within the Town of Elizabeth service area and the Town has adequate water supply in terms of quality and quantity to serve this proposal. Similarly, the Town of Elizabeth will be providing sanitation services to the property. The developer will be extending water and sewer lines to provide the required services.

SERVICES

The Ritiro property is within the Town of Elizabeth boundaries. Services such as Fire and Police protection, Schools, Recreation, Utilities, and Open Space have been accounted for when the property was included in to the Town of Elizabeth.

CULTURAL, ARCHAEOLOGICAL, HISTORIC RESOURCES

No significant cultural, archaeological or historic resources are known to exist on the property. The primary natural resource on the site is Gold Creek and the proposal has been planned to minimize impacts to that natural resource.

TOWN MASTER PLAN

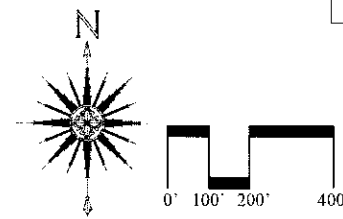
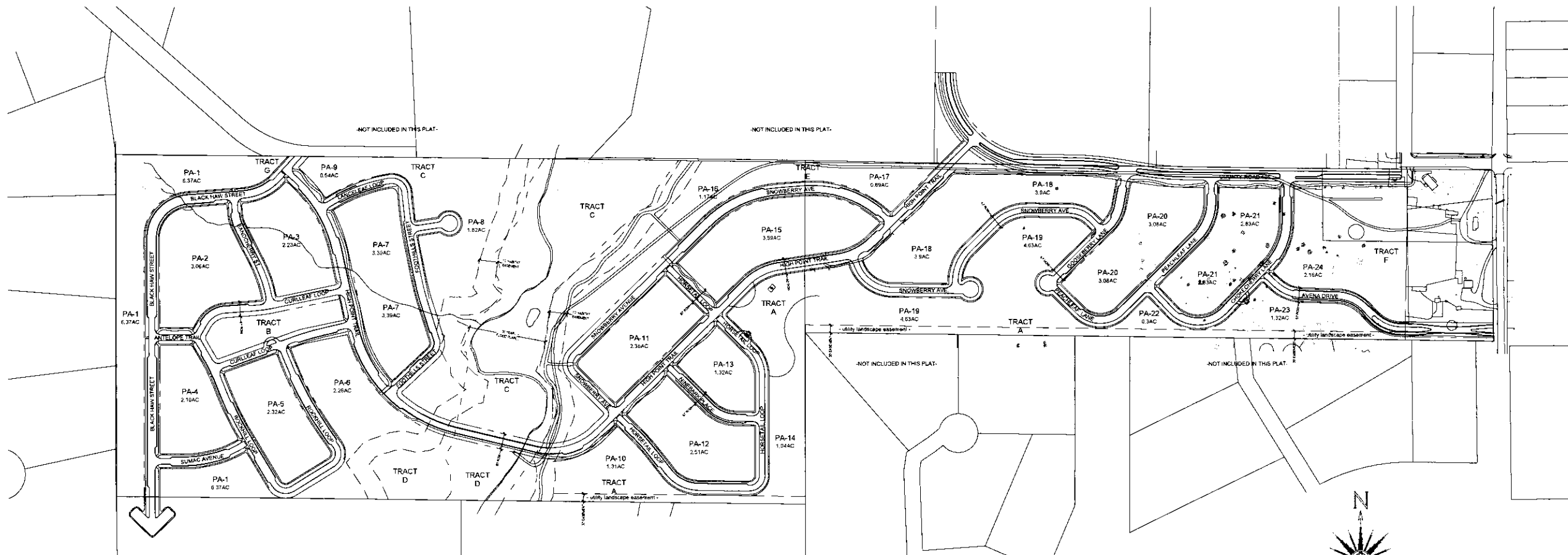
The Sketch Plan for Ritiro has been developed in keeping with the Town of Elizabeth Master Plan, and will provide a cohesive open space system, transportation network and a diversity of lot size while still providing buffers to the adjacent residential uses.

PROJECT TEAM

Development Representative -	MGL Ritiro, LLC 7108-M South Alton Way Centennial, CO 80112 attn: James Marshall - (303) 507-6651 jimmarshall@bxdevelopment.com
Land Planning -	PCS Group, Inc. #3 Independence Plaza - B-180 1001 16th Street, Denver, CO 80265 attn: John Prestwich - (720) 259-8246 john@pcsgroupco.com
Civil Engineering -	2N Civil, LLC 6 Inverness Court East, Suite 125 Englewood, Colorado 80112 attn: Eric Tuin - (303) 925-0544 eric@2ncivil.com
Traffic Engineering -	LSC Transportation Consultants, Inc. 1889 York Street Denver, Colorado 80206 attn: Chris McGranahan (303) 333-1105 csmcgranahan@lsctrans.com

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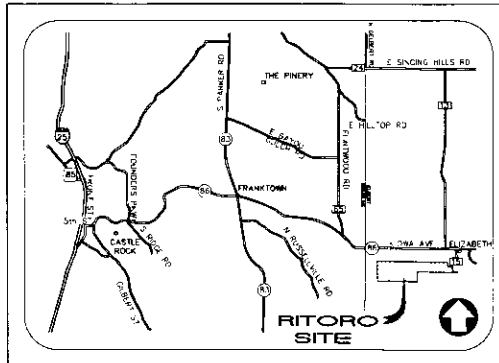
Cover Sheet / Introduction	1
PUD Exhibit	2
Illustrative Plan	3



LAND USE		ACRES	PERCENT
<b>Dedicated Residential Planning Areas</b>			
PA	1	6.37	5.63%
PA	2	3.06	2.70%
PA	3	2.23	1.97%
PA	4	2.10	1.86%
PA	5	2.32	2.05%
PA	6	2.26	2.00%
PA	7	3.39	3.00%
PA	8	1.82	1.61%
PA	9	0.54	0.48%
PA	10	1.31	1.16%
PA	11	2.38	2.10%
PA	12	2.51	2.22%
PA	13	1.32	1.17%
PA	14	1.04	0.92%
PA	15	3.59	3.17%
PA	16	1.17	1.03%
PA	17	0.89	0.79%
PA	18	3.90	3.45%
PA	19	4.63	4.09%
PA	20	3.08	2.72%
PA	21	2.83	2.50%
PA	22	0.3	0.27%
PA	23	1.32	1.17%
PA	24	2.16	1.91%
<b>TOTAL RESIDENTIAL SPACE</b>		<b>56.52</b>	<b>49.96%</b>
<b>Total Acreage</b>		<b>113.14 Acres</b>	

LAND USE		ACRES	PERCENT
Residential		56.25	49.71%
<b>Dedicated Open Space Tracts</b>			
Tract	A	5.79	5.12%
Tract	B	1.24	1.10%
Tract	C	17.28	15.27%
Tract	D	3.96	3.50%
Tract	E	0.54	0.48%
Tract	F	0.79	0.70%
Tract	G	0.21	0.18%
<b>TOTAL OPEN SPACE &amp; GREEN SPACE</b>		<b>29.81</b>	<b>26.35%</b>
Roads		27.08	23.94%
Total Acreage		113.14 Acres	
Single Family Homes		340	
Density		3.01 DU/AC (Gross)	
% Open Space		26.35%	

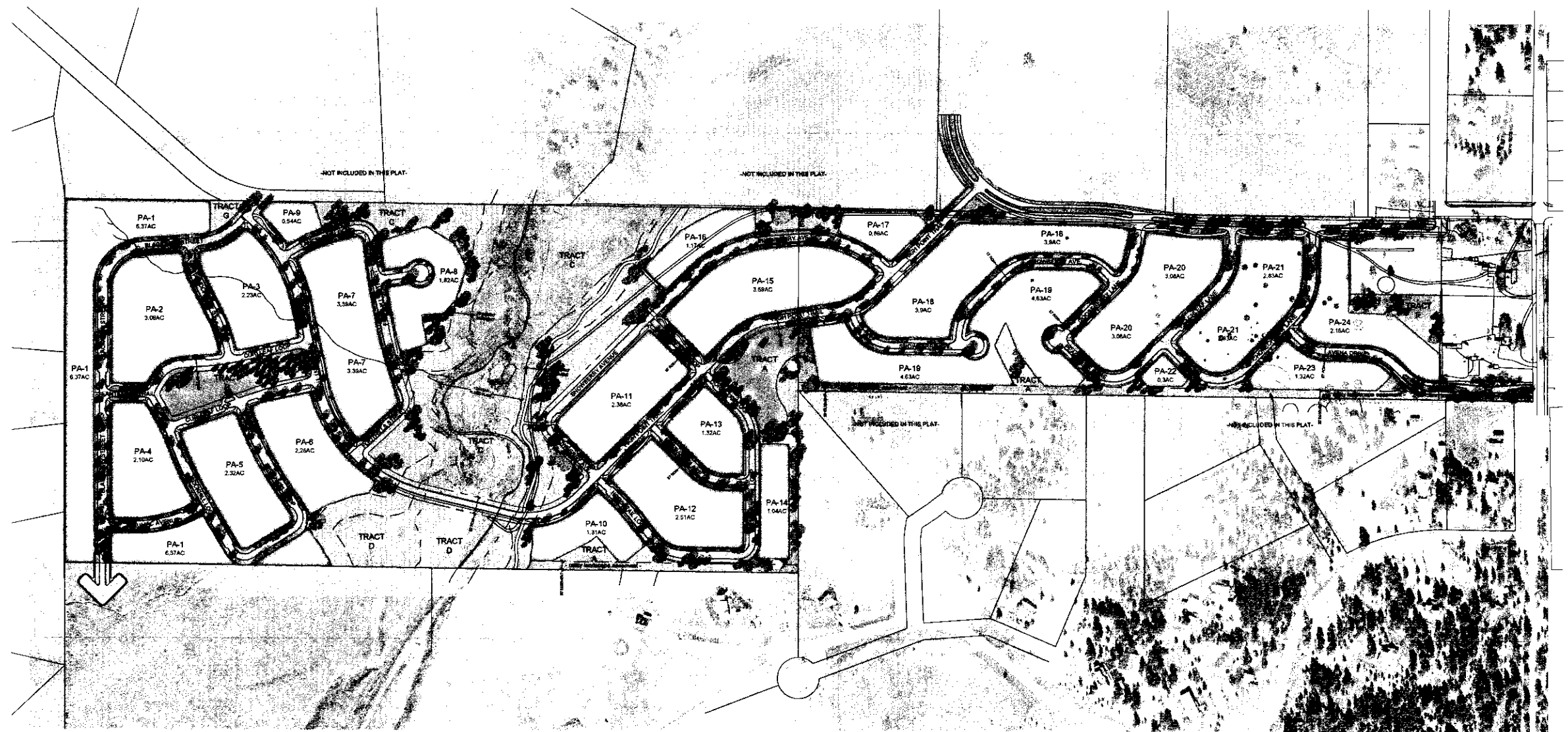
Single Family Homes Home Owner



VICINITY MAP  
VICINITY MAP 1" = 2,000'

## GENERAL NOTES

- Existing Structures:** No buildings or outbuildings currently exist on site.
- Wetlands, Streams & Floodplains:** Gold Creek traverses the site from South to North. The habitat boundary approved by the USFW will be the proposed setback regarding protection of the Preble's Mouse habitat. The floodplain has been delineated and shown on the plans and a narrative describing the floodplain has been provided in previous reports.
- Lakes, ponds retention areas:** There are no existing lakes, ponds, or retention areas on site.
- 20% Slopes:** Except in a few areas of the project site, mostly on the edges of the drainage swales less than 3 feet deep, the site has slopes less than 20%.
- The applicant does not own property adjacent to the site.
- Existing streets, roads, of Public ROW:** A dirt access road travels throughout the site but it is not contained within any easement or ROW.
- Proposed Streets, Roads and Driveways:** will be designed to encourage traffic calming and disperse traffic in a modified grid pattern.
- Historical and Archaeological:** There are no known historical or archaeological areas on site. Previous studies have been completed for the property.
- Utility service providers include:** IREA, QWEST, Town of Elizabeth
- Mineral Rights:** According to the Elbert County Assessors Office, the minerals underlying the property have not been severed, therefore they are owned by the Applicant.
- Easements:** One existing 80' roadway easement is located just off the northeast corner of the site. Proposed open space, trail and restricted use easements may be proposed with the plat documents. Proposed utility easements will be finalized at the time of the final utility plan.
- Lands for Public Use:** Tracts A through G are dedicated for public open space and/or park uses. Parties holding, operating and maintaining said tracts will be determined with the Final Plat.
- Significant Vegetation:** Areas adjacent to Gold Creek contain significant vegetation and have been contained in the habitat boundaries approved by the Fish and Wildlife. Some significant trees exist on the west side of the property and will be protected whenever possible.
- Wildlife Habitat:** Habitat for the Preble's mouse was identified and has been delineated as shown on the plan above. These habitat boundaries have been approved by U.S. Fish and Wildlife.
- Trail Connections:** have been shown on the plan above. They occur in open space tracts and trail easements, within parks and throughout the open space areas. A comprehensive trail system will be coordinated with the Town to allow for future connections.
- Garage Non-dominance:** This development will provide a variety of architectural means to avoid a dominant garage.
- Architectural Diversity:** This development will provide architectural guidelines. A Review Committee will be established to follow a set of guidelines as outlined as part of the PD.
- Detention:** Detention shown on the plan is conceptual and final approval of location, slopes, depth, configuration and landscape details for the detention pond will be addressed with the Preliminary Plat and Final Plat applications.



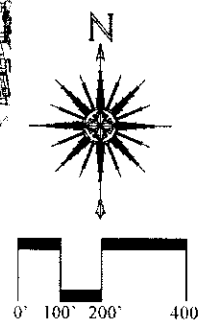
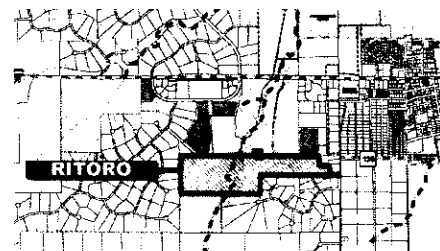
## CONNECTED TRAIL NETWORK

The Ritoro Community will contain an integrated trail network for the benefit of the residents and the Town of Elizabeth. The trails presented in the adjacent graphic represent the primary spine or network of trails within the Ritoro Community.

It is anticipated that additional trails will be included in the specific site design for each planning area, and that the trails within the planning areas will to the greatest extent possible connect to the trail network for the overall community.

We anticipate coordinating with the neighboring properties to ensure that our proposed trail locations are consistent with the trail locations on the adjacent properties.

Our proposed trail network is consistent with the Town of Elizabeth Comprehensive Master Plan.



Map 1:  
**PEDESTRIAN and BICYCLE TRAILS**

- ◆ Proposed Regional Off-Street Trail
- ◆ Proposed Regional On-Street Trail
- ◆ Proposed Connecting Off-Street Trail
- ◆ Proposed Connecting On-Street Trail

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